



Individual Building Plot, Off High Street, Burgh Le Marsh

Guide Price £45,000



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— SINCE 1842 —

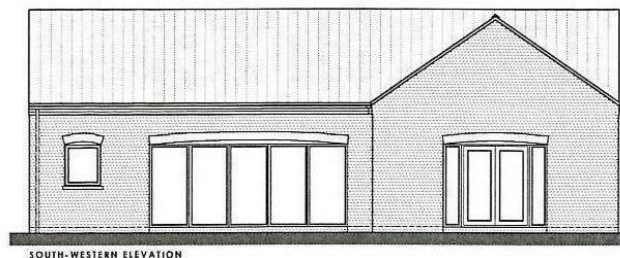
Individual Building Plot, Off High Street,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5JL

"AGENT'S COMMENTS"

****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000**** Individual building plot situated close to the centre of Burgh Le Marsh in a private secluded location accessed via a gated tarmac entrance drive (please note this is a right of way not a driveway to park on). Full planning permission was granted but has recently lapsed for the erection of an attractive two bedroom detached bungalow.

LOCATION

Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including butchers, bakers and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.



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Planning Permission

Full Planning Permission (now lapsed) was granted on 17/11/2021 and was valid for 4 years (Application No. S/023/01933/21). The planning permission is for a 2 bedroom detached bungalow.

A copy of the planning notice and other documents can be obtained by visiting the East Lindsey District Council website www.e-lindsey.gov.uk/applications or inspected at the agent's Skegness office.

Tree Report and Archaeological Investigation

A Tree Constraints and Protection Report dated 05/06/2018 details the requirement for protective fencing of existing trees being root protection areas; hedges are not protected. There is an addendum in relation to the service trench. Potential purchasers should also note that the development cannot be commenced until an Archaeological Investigation of the site has been carried out in accordance with the written scheme of investigation undertaken by Allen Archaeology Limited, dated 2nd June, 2021. The purchaser will be responsible for the costs of this Investigation.

Access

The plot will be accessed via a Right of Way over part of the existing entrance drive leading to Burgh House (please see attached plan). The purchasers will be responsible for a percentage of the maintenance liability including the entrance gate.

Boundaries

The ownership of the southern and eastern boundaries is unknown. The purchaser will be responsible for the northern and western boundaries.

Conservation Area & Listing

The plot is situated within the Conservation Area for Burgh le Marsh and also lies adjacent to a Grade 2 Listed property.

Services

We understand that mains services are available in the public highway. Prospective purchasers should make their own enquiries in respect of availability, costs and connections of services to the site.

Room Measurements from Architect's Plans

- Open Plan Living Room & Kitchen - 21'2" x 16' (6.46m x 4.9m)
- Utility Room/Store - 16' x 6'6 (4.9m x 2m)
- Bedroom 1 - 18'3" x 15' (5.58m x 4.58m)
- Ensuite Shower Room - 6'4" x 5'10" (1.95m x 1.8m)
- Bedroom 2 - 12' x 11'5" (3.67m x 3.5m)
- Bathroom - 7'6" x 5'10" (2.29m x 1.8m)

Tenure & Possession

The plot is being offered for sale Freehold with vacant possession upon completion.

Local Authority

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP. Tel: 01507 601111.

Plans

Plans within these particulars are not to scale and are for identification purposes only.

Viewing

Viewing is strictly by appointment through the Skegness office. Our properties are available online at: www.willsons-property.co.uk, www.rightmove.co.uk or www.onthemarket.com.

Floorplan

Not to scale - For identification purposes only.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

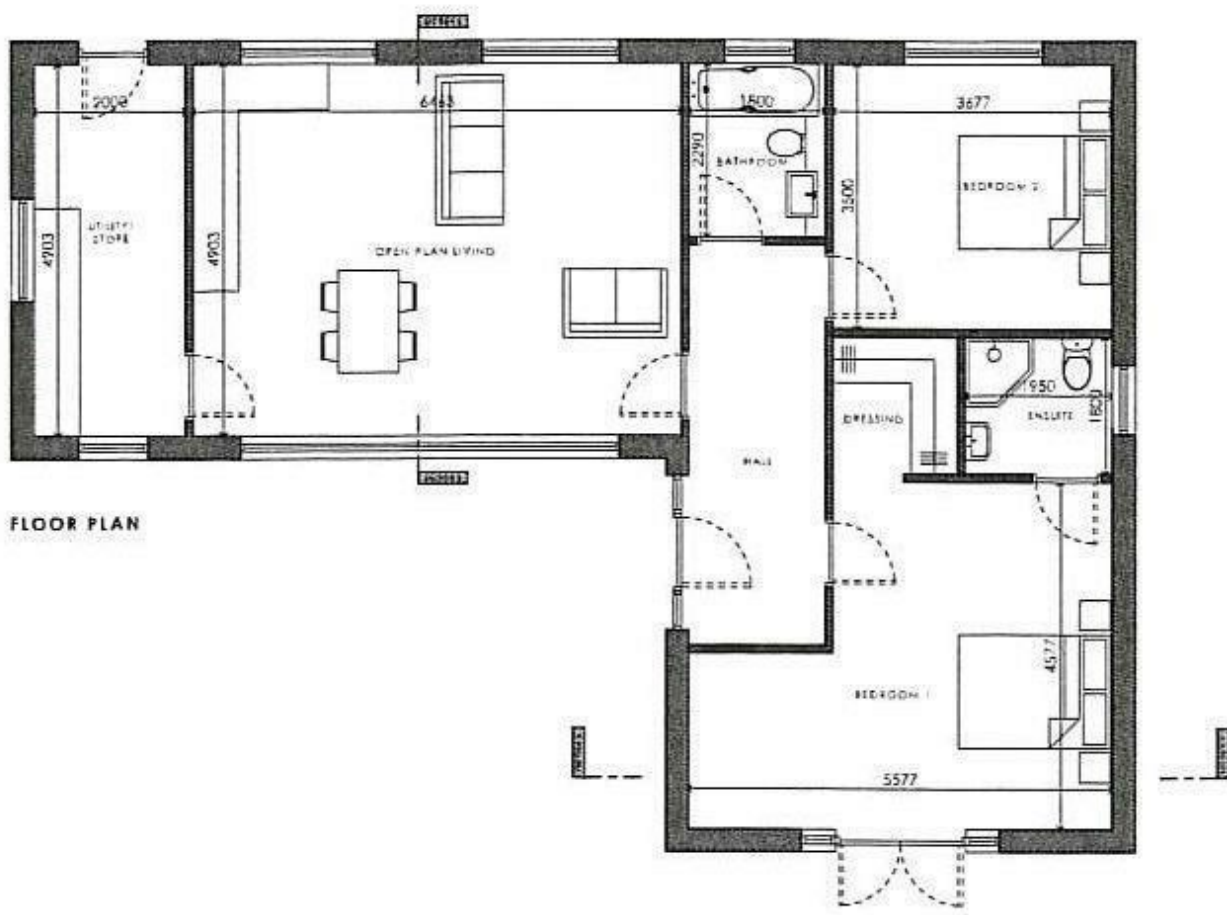
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained.

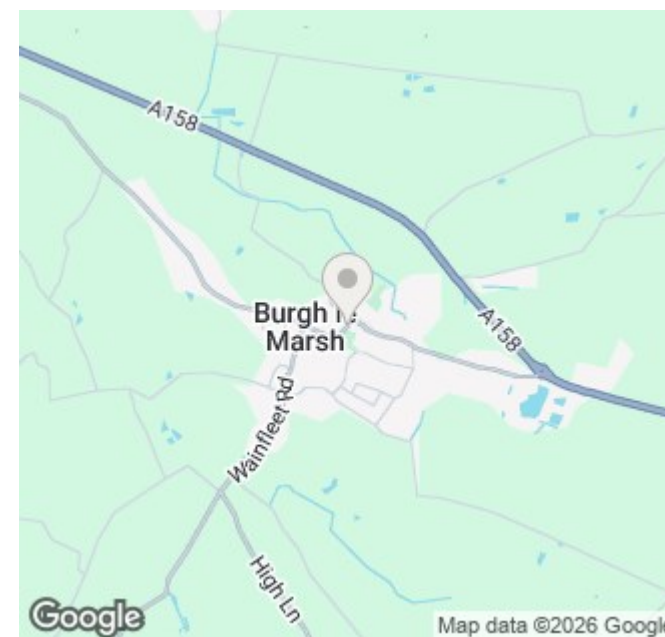
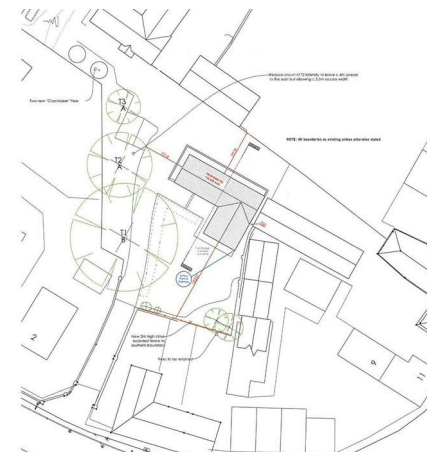




FLOOR PLAN

FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

